



Park Avenue, East Ham, E6 2PY Offers In Excess Of £465,000



** IDEAL 3-BEDROOM FAMILY HOME IN EAST HAM CLOSE TO LOCAL AMENITIES **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to offer to the sales market this well-presented three-bedroom terraced house, which is situated off Barking Road, on Park Avenue in East Ham, E6. It is within the catchment area of the much sought-after Brampton Manor Academy Secondary School and boasts lots of local amenities within walking distance. The property is a well-maintained family home with a modern kitchen and bathroom, and the added potential to improve the property further with scope for rear extensions and loft conversion (STPP).

The accommodation comprises; Ground Floor - entrance hallway, a double reception room, a modern kitchen, three piece family shower room, and a well-presented, low-maintenance rear garden with shed. The first floor has three neutrally decorated bedrooms, and access to ample loft space with the potential for future conversion (STTP).

Situated off Barking Road, the property is within walking distance to East Ham Tube, allowing easy access to Stratford and The City of London. There are many local amenities within walking distance including a choice of bars, restaurants, and shops on both Barking Road and East Ham High Street as well as some excellent local schools and a number of local parks, including the popular Central Park and Flanders Field which is at the end of the road. The property is sure to attract a lot of interest so to arrange a viewing please call the OC Homes Sales team.

- THREE BEDROOM HOUSE
- VERY GOOD CONDITION THROUGHOUT
- MODERN KITCHEN & BATHROOM
- POTENTIAL TO CONVERT THE LOFT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



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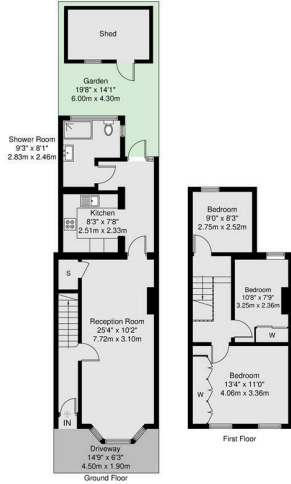


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Park Avenue, East Ham, E6

GROSS INTERNAL AREA
86.5 sq m / 931 sq ft



GROSS INTERNAL AREA (GIA)
The largest part of the property
86.5 sq m / 931 sq ft

TOTAL STORAGE SPACE
STORAGE AND WARDROBE (GIA AREA)
3.6 sq m / 38 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah, etc.
35.6 sq m / 383 sq ft

RESTRICTED HEAD HEIGHT
LIMITS USE AND ACCESS TO SPA
0.0sq m / 0.0 sq ft

Maison
VUE

Disclaimer - Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C	68	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

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